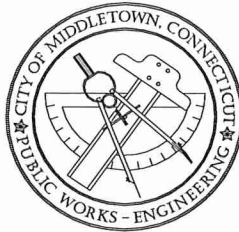


**SITE PLAN REVIEW  
PUBLIC WORKS DEPARTMENT**

*Engineering Division*

**August 10, 2020**



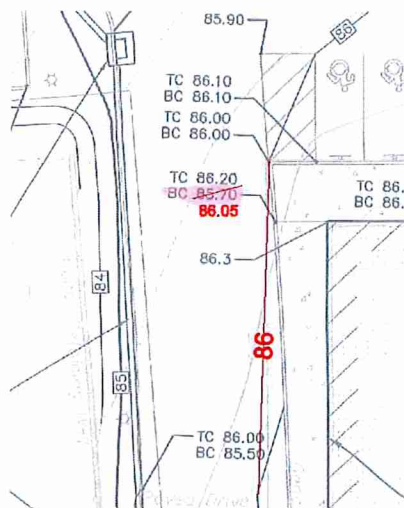
As per request from the Planning, Conservation & Development Department, the following are comments and concerns that our department has in reference to the following application

**SE2020-5      Root Center Washington Street**

---

Rip-rap for scour hole should be Standard Rip-Rap, not Modified.

The shot labeled BC 85.70 seems to create a low spot in the driveway. I recommend the modification shown here.



DEPT. PLANNING & ZONING  
20 AUG 11 AM 8:25

*Thomas Nigosanti*  
Thomas Nigosanti, City Engineer

*Sent to applicant & agent 8/11/20*



**Middletown Water & Sewer Department**

**Memo to:** Joseph Samolis, Director of Planning, Conservation & Development

**Date:** August 12, 2020

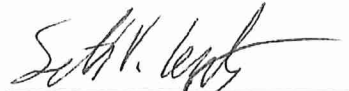
**Re:** SE 2020-5 Hartford Dispensary Root Center for Advanced Recovery  
392 Washington Street  
Medical Clinic  
Site Plan Dated: July 24, 2020

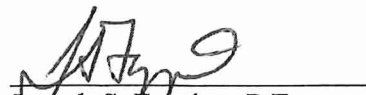
☐ A. Water and Sewer Department recommends the approval of this proposal provided the developer agrees to the following.

☒ B. Water and Sewer Department does not recommend approval of this proposal as submitted.

- The existing building is connected to City water and sanitary sewer. The service number is 883.
- Provide existing water and sewer information on the site plan. Note: Emergency generator shall not be installed over existing utilities.
- The proposed generator pad location is directly over the existing water service. It shall be relocated so that the existing water service can be accessed for any future repairs.

DEPT. PLANNING & ZONING  
28 AUG 13 AM 11:05

  
Seth V. Lentz, P.E.  
Assistant Chief Engineer

  
Joseph S. Fazzino, P.E.  
Director

*emailed to applicants  
8/13/20*

From: Department of Planning, Conservation and Development

Date: 8/7/20 File Identification #: SE2020-5

Phone/Fax #: (860) 643-5601 Applicant Name: Hartford Dispensary dba Root Centre  
for Advanced Recovery

The attached application and site plan has been received for which your comments are requested by 8 14 20.

SUBJECT: SUBDIVISION \_\_\_\_\_ LOT / STREET #: 393  
SPECIAL EXCEPTION \_\_\_\_\_  
ZONING \_\_\_\_\_ LOCATION: Washington Street  
SITE PLAN REVIEW X \_\_\_\_\_ REASON: CLINIC  
IWWA \_\_\_\_\_  
OTHER \_\_\_\_\_

DRAWING DATE: July 24, 2020

REVISION DATE: \_\_\_\_\_



1. FIRE (City, South, Westfield)  
Safety - Fire control access  
Fire Alarm boxes

4. POLICE  
Traffic control signs  
Traffic safety

2. PUBLIC WORKS  
Street construction and layout  
Sight distances  
Drainage  
Surface  
Pipe sizes  
Easements  
Location  
Sidewalks  
Soil & Erosion controls  
Parking lot construction

5. WATER SEWER  
Water pipe  
Sizes  
Location  
Pressure  
Sanitary Sewer  
Location  
Location

3. HEALTH DEPARTMENT  
Septic System approved  
Perc tests  
Engineered system required  
Well approval  
Dumpsters

DEPT. PLANNING & ZONING  
20 AUG 17 PM 3:38

COMMENTS At this time the Middletown Fire Marshal's office has no objections to the site  
plans as presented

Gary Jossaro Fire Marshal

August 17, 2020

From: Department of Planning, Conservation and Development

Date: 8/7/20

File Identification #: SE2020-5

Phone/Fax #: (860) 643-5601

Applicant Name: Hartford Dispensary dba Root Center for Advanced Recovery

The attached application and site plan has been received for which your comments are requested by 8 14, 20.

SUBJECT: SUBDIVISION  
SPECIAL EXCEPTION  
ZONING  
SITE PLAN REVIEW  
IWWA  
OTHER

LOT / STREET #: 393

LOCATION: Washington Street

REASON: CLINIC

DRAWING DATE: July 24, 2020

REVISION DATE: \_\_\_\_\_

1. FIRE (City) South, Westfield  
Safety - Fire control access  
Fire Alarm boxes

4. POLICE  
Traffic control signs  
Traffic safety

2. PUBLIC WORKS  
Street construction and layout  
Sight distances  
Drainage  
Surface  
Pipe sizes  
Easements  
Location  
Sidewalks  
Soil & Erosion controls  
Parking lot construction

5. WATER SEWER  
Water pipe  
Sizes  
Location  
Pressure  
Sanitary Sewer  
Location  
Location

3. HEALTH DEPARTMENT  
Septic System approved  
Perc tests  
Engineered system required  
Well approval  
Dumpsters

COMMENTS

Approved - See attached sheet. V. Maggotta 8/12/20  
Jim Ali 2

DEPT. PLANNING & ZONING  
20 AUG 12 PM 12:06



# Middletown Health Department Septic System Comment Sheet

Name/Owner: Root Center for Advanced Recovery

Reviewing Inspector Name: V. Mazzotta

Subdivision Name:

Address: 392 Waashington St.

Phone: 860-643-5601

New Subdivision: \_\_\_ New Lot: \_\_\_ Existing Lot: \_\_XX B100 a: Repair: \_\_\_

City water available: \_\_\_xxx

City sewer available: xxx\_\_\_

Identified Approved Reserve Area Suitable: \_\_\_ Conditionally Suitable: \_\_\_ Unsuitable: \_\_\_

Identified Approved Primary Area Suitable: \_\_\_ Conditionally Suitable: \_\_\_ Unsuitable: \_\_\_

Percolation Rate Suitable: \_\_\_ Conditionally Suitable: \_\_\_ Unsuitable: \_\_\_

Notes

Max groundwater more than 18" Suitable: \_\_\_ Conditionally Suitable: \_\_\_ Unsuitable: \_\_\_

below existing grade

Notes:

Ledge rock more than 48" below Suitable: \_\_\_ Conditionally Suitable: \_\_\_ Unsuitable: \_\_\_

bottom of proposed septic trench

Notes:

Ledge rock more than 24" below Suitable: \_\_\_ Conditionally Suitable: \_\_\_ Unsuitable: \_\_\_

existing grade

Notes

Separation Distances

Suitable:

Conditionally Suitable:

Unsuitable:

75' from all wells

50' from surface water

suitable soil 10' from gallery

50' of suitable soil down gradient

10' from embankments

APPROVED.-- The building is connected to municipal water and sewer.

Suitable: \_\_\_

Meets Technical Standards As test

Conditionally Suitable: \_\_\_

May meet Technical Standards if lot modified and or  
verified by Testing

Unsuitable:

Can Not meet Technical Standards as Tested

Reviewer Signature:

Director of Health:

Public Health Manager:

Date: 8/12/2020




From: Department of Planning, Conservation and Development

Date: 8/7/20

File Identification #: SE2020-5

Phone/Fax #: (860) 643-5601

Applicant Name: Hartford Dispensary dba Root Center for Advanced Recovery

The attached application and site plan has been received for which your comments are requested by 8 14, 20.

SUBJECT: SUBDIVISION \_\_\_\_\_  
SPECIAL EXCEPTION \_\_\_\_\_  
ZONING \_\_\_\_\_  
SITE PLAN REVIEW X \_\_\_\_\_  
IWWA \_\_\_\_\_  
OTHER \_\_\_\_\_

LOT / STREET #: 393 / \_\_\_\_\_

LOCATION: Washington Street

REASON: CLINIC

DRAWING DATE: July 24, 2020

REVISION DATE: \_\_\_\_\_

1. FIRE (City: South, Westfield)  
Safety – Fire control access  
Fire Alarm boxes

2. PUBLIC WORKS  
Street construction and layout  
Sight distances  
Drainage  
Surface  
Pipe sizes  
Easements  
Location  
Sidewalks  
Soil & Erosion controls  
Parking lot construction

3. HEALTH DEPARTMENT  
Septic System approved  
Perc tests  
Engineered system required  
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4. POLICE  
Traffic control signs  
Traffic safety

5. WATER SEWER  
Water pipe  
Sizes  
Location  
Pressure  
  
Sanitary Sewer  
Location  
Location

COMMENTS